

Florence Township Council Regular Session 12/1/21

Florence, New Jersey
December 1, 2021

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. Members of the public were welcome to attend in person or to attend virtually via Zoom.

The meeting was called to order by Council President Garganio at 7:00 p.m. Council President Garganio led the Salute to the Flag.

The Opening Statement was read by the township clerk: This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice was published in the Burlington County Times on January 10, 2021; placed on the Township website, and given to the Trenton Times for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, Dave Woolston, Bruce Garganio

Also Present: Thomas J. Hastie, Jr. Township Solicitor; Stephen Fazekas, Administrator; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: None

APPROVAL OF MINUTES

- Closed Session of November 3, 2021
- Regular Session of November 10, 2021

Motion of Ostrander, seconded by Woolston to approve the minutes as submitted. Voice vote – all ayes.

FINANCIAL CORRESPONDENCE

Motion of Ostrander, seconded by Baldorossi to receive and file the following reports. Voice vote – all ayes.

- Tax Collector's Monthly Tax Report for October 2021
- Municipal Court Administrator's Report for October 2021
- Municipal Treasurer's Cash Reports and Budget Reports for October 2021
- Tax Collector's Monthly Water and Sewer Report for October 2021

Motion of Woolston, seconded by Ostrander to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

None at this time.

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APPLICATIONS

None at this time.

PUBLIC COMMENTS

Council President Garganio opened the meeting up to the public at this time.

Christopher Adler, 341 Wilbur Henry Drive, asked about the grant that was received to repave Wilbur Henry Drive and when it will be completed. He also asked if speedbumps could be added to the design and offered to have one put right in front of his house.

Administrator Fazekas explained that a grant was received for that project and the engineering of the project is 95% completed. Once the engineer completes the specifications and puts together the bid package, the job will go out to bid. We are working with Burlington County to see if there is some way we can do some type of speed calming device, for example, raised pedestrian crosswalk. We expect the project to go out to bid sometime in February and the hope is that the work will be completed in the spring or early summer.

Kristan Marter, 220 East Front Street, requested that the minutes from the November 3, 2021 meeting be amended to reflect that when she discussed the preservation of the "Wainwright farm" it was the Lounsberry farm that she referenced because the Lounsberry farm is the one that is zoned special manufacturing that would need to be changed to agricultural. Wainwright is already agricultural.

Ms. Marter also mentioned that there has been an increase of truck traffic on Front Street traveling at a high rate of speed to where the houses are starting to move. She spoke with Administrator Fazekas who explained that they are putting a police detail in place and she just wanted to get this on the record along with the idea of speed humps on Fifth Street to cut down on speeding there.

Seeing no one else wishing to be heard it was a Motion of Ostrander, seconded by Woolston to close public comment. Voice vote – All ayes.

RESOLUTIONS

RESOLUTION NO. 2021-208 In Rem Foreclosure 219 Iron Street Revised

Administrator Fazekas explained that this is the foreclosure on the old Grand Dukes property. The fourth quarter taxes were not included in the original resolution and a revision was needed. This resolution has those figures included.

RESOLUTION NO. 2021-209 Memorialize Membership and Participation in the North Jersey Wastewater Cooperative Pricing System

Administrator Fazekas explained that this resolution is the same as the State bid but the specific goals are water and treatment facilities like the pumps and blower motors, etc., and we are asking to participate in this.

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RESOLUTION NO. 2021-210

Current Est. 1 for Sewer Treatment Plant, Sludge Dewatering Screw Press Upgrade

Administrator Fazekas stated that this resolution and the following resolution, No. 2021-211, are the continuation of payments of our sludge dewatering screw press and chemical expansion building at Sixth and Summer Streets.

RESOLUTION NO. 2021-211

Cur. Est. No 12 for Water Treatment Plant, Chemical Building Expansion, Phase 2

RESOLUTION NO. 2021-212

Renew Municipal Services Agreement with Carriage Stop Condominium

Administrator Fazekas explained that this is a renewal of the 3-year agreement that is expiring at the end of this year under the Condominium Act.

RESOLUTION NO. 2021-213

Approve Partial Pay No. 1 Potts Mill Rd. Pedestrian Boardwalks & Streambed Erosion

Administrator Fazekas stated that this is for partial payment for the pedestrian boardwalks on Potts Mill Road.

RESOLUTION NO. 2021-214

Approve Reduction of 3 Performance Bonds Carson Companies, 1950 River Road

Administrator Fazekas explained that this resolution is for a request to reduce the amount of the performance bond for the extension of water and sewer service to the building under construction next to the water and sewer plant on Front Street.

RESOLUTION NO. 2021-215

Cancel Current Appropriations Balance

Administrator Fazekas explained that this and Resolution No. 2021-216 are for budgetary items that we do each year in the month of December.

RESOLUTION NO. 2021-216

Transferring Certain 2021 Budget Appropriations

Motion of Ostrander, seconded by Woolston to approve Resolution Nos. 2021-208 through 2021-216.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

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ORDINANCES

ORDINANCE NO. 2021-24

Establishing a Utility Easement Through Block 165.03, Lot 25 to connect Block 165.03, Lot 27 to the municipal sanitary sewer system

Council President Garganio opened the public hearing on Ordinance No. 2021-24. Seeing no one wishing to be heard, a Motion of Ostrander, seconded by Sandusky to close the public hearing.

Motion of Sandusky, seconded by Woolston to approve Ordinance No. 2021-24.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio

NOES: None

ABSENT: None Unanimous vote – Motion carried

ORDINANCE NO. 2021-25

Restrict Parking on a portion of Roland St. for St. Nicholas Church (Intro. & 1st Read) (2nd Read, Public Hearing and Adopt 12/1/21)

Council President Garganio opened the public hearing on Ordinance No. 2021-25. Seeing no one wishing to be heard, a Motion of Ostrander, seconded by Woolston to close the public hearing.

Motion of Baldorossi, seconded by Woolston to approve Ordinance No. 2021-25.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio

NOES: None

ABSENT: None Unanimous vote – Motion carried

ORDINANCE NO. 2021-26

Bond Ordinance, 9th Street Improvements (Intro. & 1st Read) (2nd Read, Public Hearing & Adopt 12/1/21)

Council President Garganio opened the public hearing on Ordinance No. 2021-26. Seeing no one wishing to be heard, a Motion of Ostrander, seconded by Sandusky to close the public hearing.

Motion of Woolston, seconded by Baldorossi to approve Ordinance No. 2021-26.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio

NOES: None

ABSENT: None Unanimous vote – Motion carried

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REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Councilman Sandusky asked about putting a small shed or used mailbox at the recycling center for used flags. The Legion has offered to maintain the flags once they are gathered for proper burning twice a year. Administrator Fazekas said that would not be a problem.

REPORTS: ADMINISTRATION

Administrator

Administrator Fazekas stated that the tree lighting will be at the Municipal Building on Friday, December 3rd at 7:00 p.m. There will also be a visit from Santa and Mrs. Claus. And on December 11th the Roebling Historical Society will be holding a tree lighting at Fifth Avenue and Main Street in Roebling at 6:00 p.m.

UNFINISHED BUSINESS

A. Website Update

Administrator Fazekas explained that the website is coming along very well. There was a meeting last week and another meeting will be held next Tuesday. It is still on schedule for the end of the year and he hopes to have something to share with Council at one of the next two meetings.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Council President Garganio opened the meeting up to the public at this time.

Kristan Marter, 220 East Front Street, stated that on November 9th a letter went out to everyone that is within 200 feet of the Wainwright property in regards to the NJDEP Freshwater Wetlands asking for comment from all of the people within that area. It seems like they are trying to relocate the wetlands that are on that property in order for Mansfield to put their warehouse there. She stated that legislation went into play back in February of 2021, the S2607 that has to do with incorporating anything related to climate change, flooding and a number of different issues that you can put into your Master Plan in order to be able to hopefully preserve a lot of the land that we have here and also to help preserve a lot of the property that people own. She is requesting that an ordinance be put in place that, until our Master Plan is completed, stating that we do not accept any more big applications for warehousing and anything of that nature because of the concern with impervious coverage and the water flow. The people of Roebling are all downstream and she worries about, not only the runoff, but also covering impervious coverage that is our freshwater aquifer. The more ground that we cover the less water we capture in order for us to be able to provide fresh water to the area.

Mansfield provides a considerable amount of freshwater to South Jersey not just to Mansfield. She is requesting that we put the brakes on. We were working on a Master Plan and if it had gone through and been completed, we may have had a chance to at least fight the Wainwright warehouse and for the Lounsberry farm because the properties would have been rezoned appropriately, particularly Lounsberry.

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As a resident, she is requesting an ordinance to at least put the brakes on until we can get something in place to do all of the things that we wanted to do in the Master Plan, with making the changes that we wanted to make that just didn't happen in time for this project to show up.

Seeing no one else wishing to be heard, it was a Motion of Ostrander, seconded by Sandusky to close public comment. Voice vote – all ayes.

ADJOURNMENT

Motion of Ostrander, seconded by Sandusky to adjourn. Voice vote – all ayes. Meeting adjourned at 7:17 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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